

Response to questions concerning the Building Delegation Draft/Final (*see note below*) RFP List 4

Note: This RFP is being released as a draft however; it is in its formal form. The formal RFP will be released upon approval of a waiver to the requirement found at OMB Circular No. A-76, Attachment C, Paragraph B. 4.h. "MEO Subcontracts." The formal RFP will retain the same proposal due date as that stated in the draft. Any changes made to the RFP during the time period awaiting approval of the waiver will be considered the same as solicitation amendments for purpose of proposal due date extensions. No significant changes to the RFP are expected. If the waiver is disapproved, an adjustment to the proposal due date will be considered at that time depending on the extent of the necessary changes to the solicitation and their expected impact on offerors proposal.

All changes mentioned in the responses to the questions will be completed in the posted RFP when the final version is announced. None of these changes is considered significant enough to warrant a schedule extension at this time.

Question	Response
1. Page C-14, section 3.2, Building Systems Water Treatment: The first sentence states that a detailed water treatment program shall be submitted with the proposal. Section 3.2.1, paragraph (B) states that the complete water treatment program shall be provided during phase – in. Please clarify.	Answer: Both of these statements are true. The first reference calls for a complete water treatment program to be submitted with the proposal and the second reference indicated that the water shall be analyzed during the phase-in period.
2. Page C-21, section 3.4.1, Preventive Maintenance: This paragraph states that in the absence of IRS/GSA guide cards/checklists for a particular equipment or system, the service provider shall develop such guide cards/checklists and provide them with the proposal. However, on page C-22, section 3.4.2, Preventive Maintenance and Scheduling, paragraph C states that the service provider shall submit the newly developed guide cards/checklists within 7 days after discovery that the IRS/GSA guide cards/checklists are not available for a particular equipment. Please clarify.	Answer: Both statements are correct. First, the SP should evaluate the equipment inventory verses the GSA/IRS guide cards that are in the TE's and develop new guide cards for any equipment not covered by an existing IRS/GSA card. They should submit the cards with their proposal. Subsequently, during the course of the contract if additional equipment is added that doesn't have an established guide card, the SP shall have 7 days after the equipment has been added/installed to submit a new guide card for the equipment to the CO/COTR.

Question	Response
<p>3. Page L6, Section L-11, paragraph C: item 20, Complete Water Treatment Plan (paragraph 3.2.2). Paragraph 3.2.2 does not address such plan. (Technical Exhibit 6, Section I, A – Proposal, has the same requirement). Please clarify.</p>	<p>Answer: The following sentence will be added to Section C paragraph 3.2.1 “The Service Provider shall develop a water treatment plan for independent testing for each campus, which identifies all appropriate federal, state, or local regulations. The plan(s) will be reviewed and approved by the COTR prior to implementation on a yearly bases”</p>
<p>4. Will the Government please provide a listing of the manufacturer's manuals for the equipment/systems at each site?</p>	<p>Answer: No the Government doesn't have this information available. The SP could look at this during the site visits.</p>
<p>5. Reference PWS 3.1.1, Building Operations Plan (BOP). The reference states in part the following: “As a minimum, the BOP shall (a) Provide a plan for operating Interior lighting operations and (b) Provide a plan for operating Exterior lighting operations.” We are unable to locate in the PWS or TE any specific or unique requirements for interior or exterior lighting operations. Further, we could not find any mention of existing interior or exterior lighting controls such as photocells, timers or motion detection devices. Please clarify or provide the necessary data so that we may develop a complete plan.</p>	<p>Answer: This will need to be addressed during a site visit because each site is different and the controls on the lighting systems are site specific and unknown. The equipment inventory doesn't capture this information.</p>
<p>6. Please clarify what requirements the Government expects the Service Provider to achieve in the referenced plans contained within the Building Operations Plan for each site.</p>	<p>Answer: All requirements stated in the Solicitation.</p>
<p>7. Reference PWS 3.1.3, Facility Temperature. The referenced section states the following in part:</p>	<p>Answer: I would define this as space without occupants be it office areas that are not occupied at night, mechanical rooms, closets, etc...</p>

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<p>“All spaces occupied during facility operating hours shall be maintained at 74 degrees \pm 2 degrees Fahrenheit. Rooms housing Information Technology equipment (computer rooms) shall be maintained at 72 degrees \pm 1 degree Fahrenheit and 50% \pm 5% relative humidity. Any temperature deviation greater than that specified shall be approved by the COTR in writing. Also, PWS 3.1.1, Building Operations Plan (BOP) shall address the following: Achieve and maintain temperature in facility unoccupied spaces. “</p> <p>Technical Exhibit TE-8 Glossary of Terminology does not define unoccupied space. Is the Government referring to attics, basements, hallways, vacant office space, closets, storage areas or mechanical rooms? Please provide the Government’s definition of this term in the context of the stated requirement.</p> <p>8. The PWS and TEs for each of the sites do not indicate the location, type and SF of unoccupied spaces and whether these spaces are serviced by the HVAC system. Please clarify so we can propose methods to achieve and maintain the temperature in these areas.</p> <p>9. PWS 3.1.3 does not provide desired temperatures for unoccupied spaces. Please clarify what temperatures (by type if there is more than one type) the Government requires to be achieved and maintained in the facility unoccupied space you identify.</p>	<p>Answer: Based on the answer to # 7 above, there is no list of unoccupied spaces available. The SP should make certain assumptions of what areas they consider unoccupied and subsequently address how they would handle those unoccupied areas. This is not unlike any other commercial buildings that maintained.</p> <p>Answer:The SP should make certain assumptions of what temperatures would be appropriate for unoccupied areas such as office space at night during off shifts and on weekends and holidays and mechanical and closet spaces., etc., and subsequently address how they would handle those unoccupied areas (i.e., night setbacks,</p>

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<p>10. Reference PWS 3.10.1.2, Hazardous Waste Disposal. This section states in part:</p> <p>“Waste that is generated by the Service Provider in performance of this contract shall be picked up from the designated storage site(s) and transported to disposal facilities and discarded in accordance with all applicable Local, State, and Federal laws. This waste shall be disposed at the Service Provider’s expense. Documentation showing the date, commercial firm performing the disposal and method of disposal shall be maintained a minimum of five years and made available to the Government upon request.”</p> <p>In order to determine the scope of work for the Facility Operations Plan and Hazardous Waste Management Plan, and to be able to prepare proposal costs for hazardous waste disposal, request the Government provide historical data of hazardous waste disposed of and hazardous materials reused, reclaimed or recycled for the last two years for each site.</p>	<p>etc....). This is not unlike any other commercial buildings that are operated and maintained.</p> <p>Answer: This information is not available. Once again, our operations are not unlike other similar commercial buildings and thus the proposals should reflect the SP experiences at other similar sites that are/have been managed.</p>
<p>11. Reference PWS 3.1.1 Building Operations Plan (BOP), page 10. Please provide procedures for use of Government-furnished free cooling building equipment to save energy.</p>	<p>Answer: The SP should evaluate the building inventory for this equipment, and then propose their own procedures for requirement.</p>
<p>13. Please clarify the "Government-furnished free cooling building equipment" and provide a listing by site of the referenced Government-furnished free cooling building equipment to include description, location, capacity, make, model.</p>	<p>Answer: This is building equipment that would be identified in the building inventory TE if it is in existence at a specific site. All sites may not have this equipment so the SP should analyze the inventory.</p>
<p>14. Reference PWS page 9, 3.1.1 Building Operations Plan (BOP). The reference state in part the following:</p>	<p>Answer: This will need to be addressed at each of the site visits since this information is unknown at this time. The SP may look at building system drawings and request</p>

Question	Response
<p>“The Service Provider shall prepare and successfully implement a building operating plan (BOP) for each facility at each site based on the building equipment inventory. The BOP shall address both summer and winter operations.”</p> <p>It is not clear from the PWS or TE whether installed chilled and hot water systems are two or four pipe distribution systems. Please clarify since this information is necessary to address the summer and winter operation change-over.</p> <p>15. Reference PWS 3.12.2, QCP Personnel. The requirement is to identify who will be performing QCP inspections by name, title and type of inspection. Based on the Government’s “right of first refusal” requirement, we would not be able to provide the <i>names</i> of the QCP inspectors with the proposal. However, we could provide the title and type of inspection each is authorized to perform. Please clarify</p>	<p>clarification in writing.</p> <p>Answer: The PWS will be changed to require the offerors to provide a position description for the QPC inspectors in lieu of the proposed QPC inspector name.</p>